

# **LINCOLN PLANNING BOARD**

**NOVEMBER 28, 2012**

**APPROVED**

**The regular meeting of the Planning Board was held on Wednesday, November 28, 2012, at the Lincoln Town Hall, 100 Old River Road, Lincoln, Rhode Island.**

**Chairman Olean called the meeting to order at 7:00 p.m. The following members were present: Gerald Olean, Kenneth Bostic, Jeffrey Delgrande, William Murphy, Michael Reilly, and John Hunt. Also in attendance were Town Planner Al Ranaldi, Town Engineer Laszlo Siegmund and Town Solicitor Anthony DeSisto. Russell Hervieux kept the minutes.**

**The following member was absent from this meeting: Timothy Griffin. Member Griffin called the Chairman and was excused.**

**Chairman Olean advised that six members were present; have quorum.**

## **CONSENT AGENDA**

**Chairman Olean reminded members that the consent agenda has no zoning applications; one recorded decision and staff reports. A consent agenda is normally voted on in total unless a member**

**motions to remove an item.**

**Motion was made by member Reilly to accept the consent agenda as presented was seconded by member Bostic. Motion was approved by all members present.**

## **MAJOR SUBDIVISION REVIEW**

**a. Cara Drive Extension AP 17 Lot 95 Public Hearing – 7:00 PM  
Verna Derderian Cara Drive Preliminary Plan  
Discussion/Approval**

**Chairman Olean called the Public Hearing to order at 7:02 pm. Roll call of the abutter's list was read by the recording secretary. There were four responses to the reading of the abutter's list. Chairman Olean called for any other abutter in the audience whose name was not read to be recognized. No responses were given.**

**Mr. Ranaldi stated that this application is before the Board for a preliminary plan discussion at the public hearing stage. The Board has until January 17, 2013 to make a decision on preliminary plan. The application represents two lots that are being subdivided into a total of five residential lots. The applicant is proposing to extend Cara Drive to accommodate these three new lots. The Board granted three subdivision waivers at master plan stage. The waivers are for the width of the road and two widths to depth ratios. The TRC has**

reviewed this application and barring any unforeseen concerns brought out at the public hearing; recommend preliminary plan approval with conditions. The first condition is that before construction begins the applicant must post a \$20,000 cash remediation bond. The second condition is that the applicant must develop access easement language for the detention basin along with access for the Lincoln Water Commission for future water line installation.

Daniel Campbell, engineer for the applicant, made a brief presentation. Mr. Campbell stated that the subdivision consists of an extension of Cara Drive from the end of the existing cul-de-sac to a new cul-de-sac. The extension will service three new house lots. Cara Drive will have a new drainage system installed from the existing cul-de-sac to the end of the new extension draining into a new detention basin. There are three new house lots and two existing, reduced size, lots. The two existing reduced lots require a waiver for the lot depth to width ratio. The waiver for the subdivision road width is because the applicant is trying to match the existing road width. The plan calls for public sidewalks in accordance with subdivision regulations. There will also be two new street lights and the extension of public water and sewer. Member Delgrande asked if any maintenance would be required for the drain water detention basin. Mr. Campbell replied that general maintenance would be required such as mowing the grass and trimming landscaping. Typically a homeowners association or the property owner would be

responsible for maintenance. The Town also has an easement to access the basin if the maintenance is not being done or some repair is needed.

Chairman Olean now opened the meeting to comments from the public.

Keith Thibault of 4 Cara Drive asked about issues of water pressure in the neighborhood. Mr. Thibault wanted to know if that issue would be addressed with the new water lines going in as part of this project. Mr. Campbell replied that the applicant is just extending the existing line per the Lincoln Water Commission. This extension would include a stub at the end for future tie in. The Water Commission has not asked the applicant to do anything else to boost water pressure on that road. Mr. Thibault also asked if there is a possibility of this road being extended any further in the future. Mr. Campbell replied that the adjacent lot is owned by the Pawtucket Water District so an extension is unlikely.

Karen Cipriano of 1 Cara Drive asked about a clarification on the storm drain upgrade. Currently there is a lot of flooding issues with heavy rain. Mr. Campbell replied that the existing cul-de-sac will be removed and two new catch basins will be added at that location to catch the water coming down Cara Drive. That water will be carried down to the new detention basin. The new drainage system will be able to handle the flow of water unlike the present drainage system.

**Robert Goodreau of 304 Reservoir Avenue asked about the amount of lots in the subdivision. Mr. Goodreau was under the understanding that six house lots were originally proposed. Mr. Campbell responded that the plan never called for six house lots. The plan calls for three new house lots along with the original two. Mr. Goodreau also asked if the detention basin would be fenced in. Mr. Campbell replied that the basin is proposed at 4 feet deep with no fencing. The basin is designed to be fully drained within 72 hours.**

**Motion was made by member Reilly to close the public hearing at 7:25 pm and seconded by member Delgrande. Motion was approved by all members present.**

**Chairman Olean asked Town Planner Al Ranaldi what the requirements are on fencing the detention basins. Mr. Ranaldi replied that the Town does not usually require fences unless the basin is very deep or has a steep slope. Member Delgrande inquired what the slope of the basin walls were. Town Engineer Laszlo Siegmund answered that the slope is approximately 3:1 which is not considered to be steep. The Town did not note any safety hazards requiring fencing with this basin.**

**Motion made by member Bostic to accept the TRC recommendations to approve preliminary plan with conditions was seconded by member Reilly. Motion was approved by all members present.**

## **SECRETARY'S REPORT**

**The Board was given one set of minutes to review. The minutes are for October 24, 2012. The Town Planner Al Ranaldi stated that he has reviewed these minutes.**

**Motion made by member Bostic to dispense with the reading of the October 24, 2012 minutes and accept as presented was seconded by member Hunt. Motion was approved by all members present.**

**Motion made by member Reilly to adjourn and was seconded at 7:30 pm by member Delgrande. Motion was approved by all members present.**

**Respectfully submitted,**

**Russell Hervieux**

**Technical Review Committee Report**

**November 20, 2012**

**Town of Lincoln – Planning Board  
100 Old River Road  
Lincoln, RI 02865**

**Dear Honorable Members,**

**On November 19, 2012 at 3:00 pm, the Technical Review Committee met to review the agenda items for the November 28, 2012 meeting of the Planning Board. In attendance were Al Ranaldi, Michael Reilly, Peggy Weigner, John Faile, and Russell Hervieux. Below are the Committee's recommendations.**

**Major Subdivision Review**

**a. Cara Drive Extension AP 17 Lots 95 Public Hearing – 7:00 PM**

**- Verna Derderian Cara Drive Preliminary Plan Discussion /**

**Approval**

**This major subdivision project is under the 2005 Subdivision Regulations and represents the reconfiguration of one large existing lot to enable the subdivision of three new single-family residential lots. The three house lots are proposed to be developed off of an**

extension of Cara Drive. This subdivision is classified as a major subdivision due to the proposed street extension and is in front of the Planning Board for a Public Hearing.

On September 19, 2012, the preliminary plan submission received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness, or within such further time as may be consented to by the applicant, approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the preliminary plan review must be made by January 17, 2013, or within such further time as may be consented to by the applicant.

The Technical Review Committee reviewed the proposed development according to the Land Development and Subdivision Regulations preliminary plan submission requirements. The submission includes a set of plans entitled “Cara Drive – Extension, Major Subdivision Preliminary Plan Cara Drive, Lincoln, Rhode Island” and dated July 25, 2012, revised inclusive of October, 18, 2012. The plans were prepared by Level Design Group of Plainville, Mass. for Verna Derderian, 101 Cobble Hill Road, Lincoln, Rhode Island. The plan set contains 9 pages. The submission also contains a report entitled “Land Development and Subdivision Application for AP 17 Lots 95, Cara Drive Extension, Lincoln, Rhode Island” and dated July 25, 2012. The report was prepared by Level Design Group.

Another report entitled “Stormwater Report for Cara Drive –



**Extension AP 17 Lot 95, Lincoln, Rhode Island, prepared by Level Design Group, LLC of Plainville, Mass. was submitted and reviewed. Level Design Group submitted two letters dated October 4 and October 10 addressing comments raised during the Town review. All concerns and comments from October's Planning Board review have been addressed by the applicant.**

**Below are the Technical Review Committee comments.**

### **Subdivision Waivers**

**The following subdivision regulation waivers were discussed and approved by the Planning Board at the Master Plan review stage. They are:**

- 1. Section 23, Article C (5) – “Street right-of-way shall not be less than fifty (50) feet, and street pavements measured between faces of curbing centered within the property lines shall not be less than thirty (30) feet in width”. The applicant is requesting to reduce the width of the street right-of-way to match the existing right-of-way of Cara Drive. Their request is to reduce the right-of-way to forty (40) feet, and a pavement width of approximately twenty-three (23) feet.**
- 2. Section 23, Article E (4) – “The proportion of average lot depth to average lot width shall not exceed the ratio of 2.5:1. Proposed Lot #4 does not meet this requirement.**
- 3. Section 23, Article E (4) – “The proportion of average lot depth to average lot width shall not exceed the ratio of 2.5:1. Proposed Lot #5 does not meet this requirement.**

### **Site Layout**

**Cara Drive is a cul-de-sac roadway off of Olney Avenue. Cara Drive is approximately 280 feet long and offers public sewer and water. The property is situated in a RS-12 Residential zone. Currently, four houses front off of the roadway. The proposed subdivision is to extend the existing roadway, public sewer, and public water by approximately 240 feet. The roadway would end in a new cul-de-sac and would allow for the creation of three residential house lots. The existing cul-de-sac will be eliminated. Each house lot exceeds the required buildable lot area. Proposed Lot #3 would contain a drainage structure on it.**

**There is a proposed access easement that would be given to the Town if we require access to the drainage structure. The Lincoln Water Commission also requested access within this easement to locate, install, and maintain a future public water line extension. As a condition of Preliminary Plan approval, the applicant must submit proposed easement language to address the above noted requirements. This language must be reviewed and approved by the Town Solicitor.**

### **Storm Water Runoff**

**The storm runoff from the road extension is shown to be conveyed into a detention basin located on proposed lot #3. Throughout the master plan review stage and the various submittals associated with this review stage, the Town Engineer's office repeatedly noted the lack of data at the location of the proposed detention basin and requested additional information. In spite of the Town's requests, no new information was provided. Consequently, on October 2, 2012,**

**the applicant preformed a test pit in order to examine the soil conditions. The test pit concluded that the soil was acceptable. Additional modifications to the plans were made according to recommendations offered by the Town.**

**Based on the submitted information and the TRC comments and barring any unforeseen concerns brought out at the Public Hearing, the Technical Review Committee concluded that the plans addressed all of the concerns brought out during their reviews and recommend Preliminary Plan Approval with Conditions. The following are the proposed conditions of approval:**

- 1. Before Construction begins, the applicant must post a cash remediation bond of \$20,000 as determined by the Town's Engineering Department.**
- 2. The applicant must develop and submit proposed access easement language that allows the Town to access the detention basin and allow the Lincoln Water Commission to locate, install, and maintain a future public water line extension. This proposed easement shall be reviewed and approved by the Town Solicitor.**

### **Zoning Applications (\*) – December's Zoning Applications**

**There are no Zoning Board applications to be review by the Planning Board for the month of December.**

**Correspondence/Miscellaneous (\*)**

**a. Staff Reports**

**b. TD Bank – 3 Wake Robin Road AP 28 Lot 10 Final Plan Recorded**

**Respectfully submitted,**

**Albert V. Ranaldi, Jr. AICP**

**Albert V. Ranaldi, Jr. AICP**

**Administrative Officer to the Planning Board**